

Note: The following case(s) is/are included in this ad.

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Process No.	Applicant Name
<u>04-071</u>	<u>SILVER GROUP 137, INC.</u>
<u>04-165</u>	<u>LENORE FERGUSON</u>
<u>04-449</u>	<u>LAZARO BOMBALIER</u>
<u>05-079</u>	<u>JAMES & DIANE JOZWIAK</u>
<u>05-083</u>	<u>THOMAS & CHRISTINE TERRY</u>
<u>05-098</u>	<u>BCG PARTNERS L. L. C.</u>
<u>05-128</u>	<u>OMAYRA RODRIGUEZ & JUAN GONZALEZ</u>
<u>05-137</u>	<u>AVOCADO GROVES L. L. C.</u>
<u>05-138</u>	<u>JUAN & BEATRIZ VEGA</u>
<u>05-153</u>	<u>JOSE & JOSEFINA RIOS</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 11/15/05 TO THIS DATE:

HEARING NO. 05-9-CZ14-3 (04-449)

2-56-39
Council Area 14
Comm. Dist. 8

APPLICANT: LAZARO BOMBALIER

- (1) AU to EU-M
- (2) Applicant is requesting to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (50' maximum permitted).
- (3) Applicant is requesting to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue.
- (4) NON-USE VARIANCE OF SUBDIVISION REGULATIONS to permit a residential development without sidewalks and street lighting (sidewalks & street lights required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) and requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #4 may be considered under Chapter 28 §19A of the Public Works Code.

Plans are on file and may be examined in the Zoning Department entitled "Bombalier," as prepared by Kelley Engineers of Dade consisting of Sheet 1 dated stamped received 9/15/05 and Sheet A-1 dated stamped received 12/20/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57 AND: The north ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57.

LOCATION: The west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.97 Acres

AU (Agricultural – Residential)
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/15/05 TO THIS DATE:

HEARING NO. 05-11-CZ14-1 (04-165)

14-57-38
Council Area 14
Comm. Dist. 8

APPLICANT: LENORE FERGUSON

AU to EU-1

SUBJECT PROPERTY: The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 57 South, Range 38 East, AND: The NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 14, subject to right-of-way dedication across the north 35' thereof.

LOCATION: The Southeast corner of S.W. 197 Avenue & S.W. 312 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 20 Acres

AU (Agricultural – Residential)
EU-1 (Estates 1 Family 1 Acre Gross)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/15/05 TO THIS DATE:

HEARING NO. 05-11CZ14-2 (05-79)

5-57-39
Council Area 14
Comm. Dist. 8

APPLICANTS: JAMES & DIANE JOZWIAK

- (1) Applicant is requesting to permit a single-family residence setback a minimum of 9' (15' required) from the interior side (east) property line.
- (2) Applicant is requesting to permit a shed setback 19.5' (20' required) from the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department as prepared by Gary B. Castel Surveying, Inc. and dated 3/18/04 and a floor plan as prepared by James Jozwiak and dated stamped received 5/2/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 8, WALDIN PARK ESTATES, Plat book 96, Page 93.

LOCATION: 16101 S.W. 284 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 120' X 131'

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/15/05 TO THIS DATE:

HEARING NO. 05-11-CZ14-3 (05-83)

3-56-38
Council Area 14
Comm. Dist. 9

APPLICANTS: THOMAS & CHRISTINE TERRY

Applicants are requesting to permit a lot with an area of 2.57 gross acres (5 gross acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department as prepared by Gary B. Castel Surveying, Inc. and dated 2/15/05.

SUBJECT PROPERTY: The NW ¼ of the NE ¼ of the SE ¼ of the NW ¼, less the north 25' all in Section 3, Township 56 South, Range 38 East.

LOCATION: Lying approximately 330' west of S.W. 202 Avenue & south of S.W. 188 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.57 Gross Acres

PRESENT ZONING: GU (Interim)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/15/05 TO THIS DATE:

HEARING NO. 05-11-CZ14-4 (05-98)

11-57-38
Council Area 14
Comm. Dist. 8

APPLICANT: BCG PARTNERS L. L. C.

NON-USE VARIANCE OF SUBDIVISION REGULATIONS to permit a residential development without sidewalks and street lighting (sidewalks and street lights required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under Chapter 28, §19(A) of the Public Works Code.

Plans are on file and may be examined in the Zoning Department entitled "Garden Village," as prepared by Bellon-Milanes, Architects Planners, consisting of 1 page dated 10/20/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 57 South, Range 38 East; LESS AND EXCEPT the following described parcel: Commence at the Northwest corner of the SE $\frac{1}{4}$ of said Section 11, said point being also the center of said Section 11; thence run along the north line of the SE $\frac{1}{4}$ of said Section 11, N89°21'12"E (bearings derived from the Florida State System of Plan Coordinates) for 483.29' to the Point of beginning of the herein described parcel of land; thence continue along said north line, N89°21'12"E for 180' to a point of intersection with the east line of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 11; thence run along said east line S0°43'08"E for 257.57' to a point; thence run N88°39'12"W for 180.14' to a point; thence run N0°42'52"W for 251.3' to the Point of beginning.

LOCATION: The Southeast corner of S.W. 192 Avenue & S.W. 304 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 19.97 Gross Acres

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/15/05 TO THIS DATE:

HEARING NO. 05-11-CZ14-5 (05-138)

34-55-39
Council Area 14
Comm. Dist. 9

APPLICANTS: JUAN & BEATRIZ VEGA

AU to RU-1M(a)

SUBJECT PROPERTY: The east 132.62', of the south ½ of Tract 11, in the SE ¼ of Section 34, Township 55 South, Range 39 East, less the south 20', for right-of-way, of PLAT OF PORTION OF TROPICO, Plat book 2, Page 57.

LOCATION: 13965 S.W. 184 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2 Acres Gross

AU (Agricultural – Residential)

RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/15/05 TO THIS DATE:

HEARING NO. 05-11-CZ14-6 (05-153)

1-56-39
Council Area 14
Comm. Dist. 9

APPLICANTS: JOSE & JOSEFINA RIOS

- (1) Applicants are requesting to permit a utility/storage structure setback a minimum of 3' 5" from the interior side (west) property line (7' 6" required).
- (2) Applicants are requesting to permit an addition to a single-family residence setback 19.71' from the rear (south) property line (25' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "As-Built Utility/Storage for: Jose and Josefina Rios," as prepared by Arquis Design Group, Inc., consisting of one sheet and dated stamped received 6/6/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 11, Block 7, LOS ANGELES ESTATES, SECTION THREE, Plat book 98, Page 17.

LOCATION: 11950 S.W. 191 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 80' x 95.01'

PRESENT ZONING: RU-1 (Single-Family Residential)

APPLICANT: SILVER GROUP 137, INC.

- (1) AU to RU-3M
- (2) Applicant is requesting to permit zero lot line residences with visible passable areas varying from 6 to 12 linear feet (14.5 linear ft. required).
- (3) Applicant is requesting to permit 0 sq. ft. of storage area per unit with outdoor access (40 sq. ft. required).
- (4) Applicant is requesting to permit 160 shrubs (350 required).
- (5) Applicant is requesting to permit a zero lot line residence setback 127' (50' maximum permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #6 may be considered under §33-311(A)(15) (Alternative Site Development Option for Single-Family Zero Lot Line Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Silver Estate," as prepared by Red Design Group, consisting of 6 pages dated 9/2/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 80' of the north ½, of the north ½, of the SE ¼, of the SE ¼, of Section 27, Township 55 South, Range 39 East and the west 80' of the north 2/3 of the south ¾ of the SE ¼ of the SE ¼, less the Seaboard Coast Line Railroad Right-of-Way and less that portion south of the said railroad right-of-way in said Section 27.

LOCATION: The east of S.W. 139 Avenue and south of S.W. 164 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.868 Acre

AU (Agricultural – Residential)
RU-3M (Minimum Apartment House 12.9 units/net acre)

HEARING NO. 05-12-CZ14-2 (05-128)

28-55-38
Council Area 14
Comm. Dist. 9

APPLICANTS: OMayra Rodriguez & Juan Gonzalez

Applicant is requesting to permit a plant nursery with a frontage of 165' (200' required) and an area of 2.5 gross acres (5 gross acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Plant Nursery," as prepared by Juan Gonzalez and dated 9/29/05.

SUBJECT PROPERTY: The north ½ of the north ½ of the SE ¼ of the NW ¼ of the SE ¼, all in Section 28, Township 55 South, Range 38 East.

LOCATION: Lying on the west side of theoretical S.W. 209 Avenue & 660' south of S.W. 160 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Gross Acres

PRESENT ZONING: GU (Interim)

APPLICANT: AVOCADO GROVES L. L. C.

- (1) DELETION of a Declaration of Restrictions recorded in Official Records Book 12143, Pages 500-501.
- (2) DELETION of a Declaration of Restrictions recorded in Official Records Book 12143, Pages 508 to 513.

The purpose of these requests is to release the applicant from building in accordance with the previously approved plans and allowing the applicant to develop the property in accordance with the underlying zoning district.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: The SW ¼ of the SE ¼ and the north ½ of the SE ¼ and the SE ¼ of the SE ¼ of Section 16, Township 57 South, Range 38 East.

LOCATION: The Northeast corner of S.W. 212 Avenue and S.W. 328 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 160 Acres

PRESENT ZONING: AU (Agricultural – Residential)